

**District IV Advisory Board
Meeting Minutes
July 17, 2002
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The District IV Advisory Board Meeting was held at 7:00 P.M. at Stanley Neighborhood City Hall at 1749 S. Martinson. In attendance were the District IV City Council Member, seven (7) District Advisory Board Members, thirteen (13) City Staff, and approximately nine (9) citizens.

Members Present

Jerry McGinty
Jim Benton
Iola Crandall
Councilman Bill Gale
Ed Koon
Bea Vickers
Paul Ward
Wayne Wells

Members Absent

Gary Stein
Dorman Blake
Tom Kessler

Staff and Guest listed at bottom

ORDER OF BUSINESS

Call to Order

The meeting was called to order at 7:04 P.M.

Approval of Minutes

The minutes of July 17, 2002, were approved by a vote of 6-0 (**Wells/Vickers**).

Approval of Agenda

The agenda was approved as submitted by a vote of 6-0 (**Benton/McGinty**).

Public Agenda

The Public Agenda contains requests from members of the public who desire to present matters to the District Advisory Board. Each presentation is limited to a period of five (5) minutes unless extended by the Board.

1. **No items were submitted.**

Board Agenda

2. **EMS Presentation – Mike Rudd**, Deputy Fire Chief and Joe Couey, EMS Study Consultant Liaison, presented considerations of improvements to emergency services with the main point being the difference between Advanced Life Support (ALS) and Basic Life Support (BLS).

Council Member Bill Gale explained two City Council members and two County Commissioners are meeting to negotiate the best EMS services for the community and it's citizens. Topics they are considering include fast response time and the relocation of new fire stations. Medical response accounts for a huge percentage of Fire calls.

Joe Couey explained the City of Wichita and Sedgwick County sponsored a joint study over the last year. They are looking to improve services and the EMS system in general. The current setup is call 911, first responders arrive, ambulance arrives, then the patient is taken to the hospital. A consultant found a disconnect between some parts of the system. The consultant is recommending Fire provide advanced life support. 71% of the top 200 cities have it. Wichita is ranked 50th in the top 200 cities in terms of the EMS system. There is a large area where advanced life support lags. He showed examples of advanced vs. basic life support.

The following are questions and comments from DAB members. Answers to questions are in italics.

Wayne Wells asked if the city is buying new ambulances? *No, just equipment on the Fire truck. There will be no difference in ambulance service. This would provide better fire service.*

Bea Vickers - How does this relate to the Helicopter? *The helicopters are usually only called in to assist with trauma cases in rural areas, First responders can help in the process.*

Wayne Wells also asked will the Fire Department hire paramedics or will the Firemen be trained? *Probably both.*

Bill Gale asked if some Fire Department employees *have already been trained. Yes, there are about a dozen already on force.* **Mike Rudd** went on to explain the number of calls is up to 40,000 and they need better ways to provide the same level of service. *One way is to train Firemen.*

***** **Action taken:** Receive and file.

Public Works Agenda

3. **Proposed paving of Flora Street - Rob Younkon-** from Public Works, received a valid petition. Total cost of the project is \$151,000 with the improvement district paying \$114,000 and \$37,000 to the city at large.

***** **Action taken:** A motion was approved to approve the request as it was presented 6:0 (McGinty/Ward).

4. **Proposed Improvement District for a waterline along Carey Lane, west of Seneca -** This item was deferred from the June 5, 2002 meeting. **Rob Younkon** explained the request is to install a water line on Carey Lane west of Seneca. It would serve the Carpenter's Union and Kansas Construction Union. The improvement District will pay the full cost. A valid petition was submitted.

Gary I., President of the Carpenters Union, hopes the Board complies with the request.

Jerry Brobuck explained they need water to wash hands, drink, and clean tools. The facility needs to be brought up to acceptable level.

Roger Mendenhall, Seneca Construction Company, owns several properties in the improvement district. He has already paid for a water line and doesn't feel he will benefit but will still have to pick up 2/3 's of the cost. He asked to make benefit district 150 ft deep instead of 300 ft.

Council Member Bill Gale asked if **Mr. Mendenhall's** property currently vacant? *There is a house on MacArthur. What is it zoned now? SF-5.*

Gary I., tried to bring the waterline from Seneca instead of McArthur and asked the city if they could, but they recommended MacArthur.

Rob Younkun explained that 300 ft. applies when properties are unplatted, which is the standard. McArthur is the nearest public, not private hookup. There is a closer hookup but it is a private hookup so the City has no jurisdiction or authority to tap into it. This is the most cost effective way. **Mr. Mendenhall** can opt for agricultural deferral since the lot is over 2.5 acres. At the end of 15 years, agriculture can apply for a 10 year extension.

Mendenhall reiterated *150 ft would be more helpful.*

The following are questions and comments from DAB members. Answers to questions are in italics.

Bill Gale asked Mr. Mendenhall if he was familiar with the agricultural exception? *He had just found out about it yesterday. Would the agricultural exemption be applicable in this case? Yes. Would it make a difference?*

Bill Gale said 300 ft is typical. Has it been reduced down? **Rob Younkun** *was not aware of any but there have been petitions for 150 ft.*

Jim Benton asked what is the Leedy addition? *It is an undeveloped area next to the property. Is there ag platting there currently? No, it is single family.*

Wayne Wells asked what is the advantage is to cutting from 300 ft to 150 ft? *Ability to sell the lot. Can lots be platted 150 ft if district is 300 ft? Yes. Ground would still be assessed but with no access to the water. This would nearly double the Unions price.*

Jerry McGinty asked if they did do agricultural deferral, then developed the property, they would have to pay the full amount? *Yes, once the property is assessed, it stays with property.*

***** **Action taken:** A motion was approved to approve the request as it was presented based on the fact that **Mr. Mendenhall** had the opportunity to use the agricultural exemption **6:1 (McGinty/Vickers)**.

Rob- *These will be on next available City Council meeting. CC if next step.*

Planning Agenda

5. **Donna Goltry**, MAPD, presented the case. A developer is willing to develop a small area (1.6 acres) of infill housing. Pictures were submitted with the site layout. Five duplex units on 60 ft. lots (same as across the street). The surrounding area is all single family except two small lots. Neighbors in the area are currently circulating a paving petition for Hoover. Land use guide shows it as low density, deep (300ft) and backs out onto I 235. It falls in the upper range of low density and low end of medium density. Medium density is supposed to be near parks, schools and major arterials that this property does. The Vision Plan for Orchard Breeze NA identified they needed quality, infill housing units. MAPD is recommending approval based on the fact that it is only ten units, there is general conformance with site plan, general conformance with masonry and brick façade, pitched roof, landscaped street/yard, and minimum of ten trees.

The following are questions and comments from DAB members. Answers to questions are in italics.

Jim Benton asked if they will be sold individually? *No, they will be owned, managed and leased by Certified Builders.*

Wayne Wells - Single car garage and single drive? *Yes.*

Paul Ward is concerned about multi cars parked on yard or street. **Donna Goltry** noted *they could park in the rear, it falls under the code. Dennis Niedens would not oppose additional paved area, but can't do that with the planned landscaping.*

Bea Vickers checked out other duplexes he built, and commended Mr. Neidens on his work. If these are comparable, they would be good quality homes.

Ed Koon is concerned about the backside of the lot and the expense of maintaining it. What will happen to the backside of the lot? **Dennis N.** - *Some neighbors think that KDOT is considering extending the off ramp.*

Joan Brown, 301 N. Hoover said they don't need any more rentals in the area. There are 18 rentals in the 300 - 400 block of Hoover. Eight Section-8 housing units within a block. Key Management rents those now. Would welcome single family housing (Mennonite).

Robert Brown, said he signed a petition to get the street paved. He feels the neighborhood needs more responsible homeowners. Hoover is a raceway from Central to Douglas.

Dennis Niedens said he understands the neighborhoods concern. He can't guarantee anything but he is trying to do a viable project. It doesn't matter if it's single family or multi family. Not doing Section-8. He screens the renters and he and his son maintain it.

Wayne Wells said he understands the neighbors concerns also, as he borders a sand street. The same problems exist all over Wichita. He referred to neighborhood plan and

that this project falls into neighborhood plan. He fully supports the proposal, thinks Mr. Niedens is very conscientious.

Ed Koon can't support as is. Use of the backside concerns him as does adding density. He doesn't think it's conducive with the rest of the neighborhood, and also parking is an issue.

Jerry McGinty has mixed emotions. The development and designs are good. The density is bad and traffic is bad.

***** **Action taken:** A motion was made to deny the request as it was presented. **4:3 (Koon/McGinty).**

Council Member Bill Gale thanked the Board for all their hard work.

Announcements

6. This time is for members to make announcements of any projects their neighborhoods may be working on or has completed within the last month.

Officer Mar announced the Ident-a-kid will be online in the next couple of weeks.

Officer Seiler is working with salvage yards on West Street. He was elected to the South branch YMCA Board. National Night Out is August 6th. Posters are available Patrol South. Notify Community Police so they can come by.

Officer Perkins announced that Delano construction is almost done.

Officer Bamberger got a laptop donated to the "Crime Free" program. They sent four officers to Kansas City for training and certification. He sent paperwork to get three officers to Georgia for training in the program. Certified two more properties out East.

Captain T.J. Nelson introduced himself to the Board. They are trying to give Community Police the flexibility they need to do their jobs properly. He introduced the new supervisors for Patrol West - **Lt. Weible** and **Sgt. Bolan** - who will be attending the meetings. They are working on making all the Community Police newsletters the same and sending to **Dana Brown** and **Aaron Hamilton** for distribution. They will also be posted on the website.

Wayne Wells asked if **Captain Nelson** could update us on personnel shortages? **Captain Nelson** explained there are 19 officers on military leave. Some of whom will be back next month, others will be reactivated for another year. Six of these officers are in Patrol West alone. He also thanked the officers for the great job they are doing catching speeders on Kellogg. They ticketed 83 people today.

Wayne Wells spoke regarding the Douglas Street improvements. Designs, guidelines, and overlay for the neighborhood are in place and being presented to MAPC August 1, 2002. The Business Association met and new businesses are moving in on West Douglas. The Jesse James Museum is planned to be in the 500 block of West Douglas. The Shamrock bar is improved and has been refurbished. The "Museum of Ancient Treasures" will probably be moving to Old Town and is a great place to visit.

Bea Vickers said they are planning a clean up at Pawnee and Everett. June 26th the SWNA met with a State S.R.S. representative. July 23rd is the next meeting, which will include a presentation on beautification and cleanup.

Iola Crandall reported August 1st there will be a picnic at "The Arc", located at 2nd and St. Paul. August 3, 2002 will be a cleanup for the south side of the neighborhood association.

Jerry McGinty said he had a chance to look over the Hoover property. **June Bailey** sends her greetings.

Jim Benton announced Southwest Village NA is organizing their annual picnic in the park and an Ice Cream Social. He congratulated **Officer Drew Seiler** for being on the Executive Board of the South Branch YMCA.

The meeting was adjourned at 9:03 p.m.

Guest List:

Roger Mendenhall, 1419 Dora
Trent Hardison, 5205 S. Clifton
Irene Armstrong, 1109 Greenfield
Gary L., 1215 Carey Lane
James Roebuck, 1225 Carey Lane
Rod & Diane Taylor, 533 N. Hoover
Joan Brown, 301 N. Hoover
Robert Brown, 406 N. Hoover
Paul Gray, 5923 W. 42nd St South

Staff Present

Officer Drew Seiler, Patrol West	W. D. D. Perkins, Patrol West
Officer Tony Bamberger, Patrol South	Donna Goltry, MAPD
Officer Kelly Mar, Patrol West	Officer Marshall, Patrol South
Officer Tricia Beck, Patrol West	Officer Beck, Patrol West
Lieutenant Jeff Weible, Patrol West	Captain Terry Nelson, Patrol West
Joe Covey, Fire	Mike Rudd, Fire
Aaron Hamilton, Neighborhood Assistant	

Respectfully Submitted,

Aaron Hamilton
Neighborhood Assistant
District IV